

# City of Miami



EMILIO T. GONZALEZ, Ph.D.  
City Manager

July 31, 2019

Ms. Isabel Cosio Carballo, Executive Director  
South Florida Regional Planning Council  
Oakwood Business Center  
One Oakwood Boulevard, Suite 221  
Hollywood, FL 33020

RE: 19-2ESR—Expedited State Review Adoption Transmittal of a Future Land Use Map amendment to the Miami Comprehensive Plan for 14.97 acres of land in the Little Haiti area of Miami, Florida

Dear Ms. Cosio Carballo,

Please find enclosed a copy of an amendment to the Future Land Use Map (FLUM) of the Miami Comprehensive Neighborhood Plan (MCNP) adopted by Ordinance No. 13848 on June 27, 2019. Please accept the transmittal of this FLUM amendment for review pursuant to Expedited State Review procedures as explained in Section 163.3184, Florida Statutes.

**Background: PZAB, First Reading at City Commission, and Proposal Transmission for Expedited State Review**

On July 18, 2018 the enclosed item was heard before the City of Miami's Planning, Zoning, and Appeals Board (PZAB) at a duly noticed public hearing and approved with modifications by a vote of 7 to 2. The applicant's initial request was as follows:

- To change approximately five acres of property from "Medium Density Restricted Commercial" to Restricted Commercial<sup>1</sup>;" and
- To change approximately 10 acres of property from "Light Industrial" to "Restricted Commercial."

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<sup>1</sup> The initial summation of acreage for this application was 16.08 acres. The reason for this was because one parcel, located at 6001 NE 2 AVE, has a dual FLUM designation of "Medium Density Restricted Commercial" and "Restricted Commercial." The portion of this parcel that has a pre-existing designation as "Restricted Commercial" (1.11 acres) was erroneously calculated in the acreage for the FLUM amendment and was never contemplated as changing FLU designations. Thus, the correct acreage for this amendment is 14.97 acres.

The application was modified during the hearing with the PZAB as follows:

- The request for the approximately five acres of property designated as “Medium Density Restricted Commercial” is now a change to “General Commercial;” and
- The request for the approximately 10 acres of property designated as “Light Industrial” is now for a change to “General Commercial.”

The MCNP allows the same residential density and Floor Lot Ratios in both the “Restricted Commercial” and “General Commercial” designations; however, the latter designation allows some uses that are considered light industrial. In terms of concurrency, the analysis renders the same outcome. With the adoption at second reading, no concurrency had been rescinded for any public facilities associated with this application.

The item was heard on first reading at a duly noticed public hearing before the City of Miami Commission on March 28, 2019 and approved by a vote of 4-0. The City of Miami transmitted the proposed amendment to all agencies required by Expedited State Review procedures. The proposed FLUM was found to have no significant impact on any resources under the jurisdiction of commenting agencies; however, the reviewer for FDOT requested a supplemental study to arrive at his finding. The table below summarizes comments received by agencies.

AGENCY	MAIL DATE	PACKAGE RECEIVED	END OF ESR PERIOD	ESR Comments
DEPARTMENT OF ECONOMIC OPPORTUNITY	11-Apr-19	16-Apr-19	16-May-19	No comment on the proposed amendment.
DEPARTMENT OF ENVIRONMENTAL PROTECTION	11-Apr-19	16-Apr-19	16-May-19	No adverse impact to important state resources subject to the DEP's jurisdiction.
DEPARTMENT OF STATE	11-Apr-19	16-Apr-19	16-May-19	None received
DEPARTMENT OF TRANSPORTATION	11-Apr-19	15-Apr-19	15-May-19	No significant impact to transportation resources and facilities of state importance.
SOUTH FLORIDA REGIONAL PLANNING COUNCIL	11-Apr-19	19-Apr-19	19-May-19	None received
SOUTH FLORIDA WATER MANAGEMENT DISTRICT	11-Apr-19	15-Apr-19	15-May-19	No regionally significant water resource issues identified.
MIAMI-DADE COUNTY (RER)	11-Apr-19	16-Apr-19	16-May-19	None received

#### **Adoption Hearing by City Commission (June 27, 2019)**

The City prepared an adoption package for second reading by the City Commission which was considered at a duly noticed public hearing on June 27, 2019. At the time of the hearing, a single inconsistency remained related to housing affordability<sup>2</sup>. During the public hearing on June 27, the applicant addressed this inconsistency and cured it with various proffers through a companion ordinance which adopted a development agreement. The modifications to the development agreement

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<sup>2</sup> A memo, dated October 25, 2018, has been made part of supporting materials documenting the applicant's efforts to cure inconsistencies with the MCNP as initially analyzed and presented to the PZAB. This memo indicates one inconsistency remaining that finds the application inconsistent with Objectives LU-4.1, LU-4.2, and LU-4.3 relating to housing affordability.

made during the hearing provide sufficient resources for housing affordability to cure the last remaining inconsistency.

The enclosed adoption package includes the following items for your review:

- A copy of the Existing Future Land Use Map of the area
- A copy of the first Proposed Future Land Use Map of the area
- A copy of the REVISED Proposed Future Land Use Map of the area based on the amendment during the PZAB hearing on July 18, 2018
- Copies of revised concurrency management analyses based on the change at the PZAB hearing
- A copy of the staff analysis
- A memorandum dated October 25, 2018 from Sue Trone, addressing six cured inconsistencies
  - o The last inconsistency was cured by a proffer during the adoption hearing by the applicant and is captured by the hearing minutes
- A copy of a Transportation Sufficiency Letter received through the Office of Capital Improvements referenced in the October 25, 2018 memorandum documenting the resolution of inconsistencies (specifically TR-1.5.2 and TR-2.2.9)
- The supplemental study requested by FDOT during the initial review of the proposed amendment of this FLUM
- A copy of adopted Ordinance No. 13484 and the Mayor's Signature Report

A copy of the adopted amendment is being sent to all parties that submitted timely comments.

Thank you for reviewing this adopted FLUM to the MCNP through the Expedited State Review process. We value your feedback. Please contact Sue Trone, Chief of Comprehensive Planning, if you have questions or comments regarding this matter. She can be reached by phone at (305) 416-1445 or by email at [strone@miamigov.com](mailto:strone@miamigov.com).

Regards,



Francisco J. Garcia  
Director  
Planning Department